

You are receiving this letter because either your property, or a property near yours, may be affected by one or more proposed amendments to Renton's Comprehensive Plan. Brief descriptions of the proposals are below. For more information, please visit the City website at <http://rentonwa.gov/> and type "2008 CPA" in the search option.

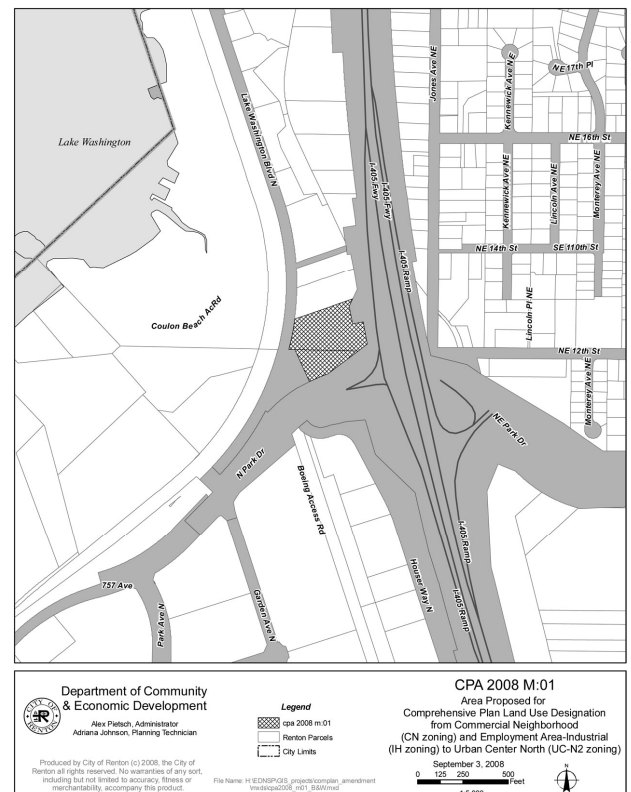
You are encouraged to comment on these proposals in the following ways:

1. If you have comments about *environmental impacts* for one or more of the proposals, please send them in writing by 5:00 p.m. on September 29, 2008, to *Department of Community & Economic Development, Re: LUA 08-104* at Renton City Hall.
2. If you have other comments (*not specifically related to the environmental impacts*), please attend the Planning Commission public hearing scheduled for 6:00 p.m. on September 24, 2008, in the Council Chambers, Floor Seven of Renton City Hall. You will have the opportunity to provide comments orally and in writing.

Renton City Hall is located at 1055 South Grady Way, Renton, WA 98057.

M-01 LAKE WASHINGTON BOULEVARD: Proposed Map Amendment from Commercial Neighborhood (CN Zoning) and Employment Area – Industrial (IH Zoning) to Urban Center North (UC-N2 Zoning). The owner of the two parcels initiated this Comprehensive Plan Amendment. The two parcels total 2.86 acres in size. This is a non-project action and there is no proposed use or project at this time. A vicinity map is located to the right. If you have questions about this proposal, please contact project manager Angie Mathias at 425-430-6576.

M-02 BUSINESS DISTRICT OVERLAYS: Proposed Amendment to eliminate Business District Overlays primarily in the Commercial Arterial (CA) zone and Commercial Corridor (CC) Comprehensive Plan designation. There are currently a few properties zoned Residential Multi-Family (RMF) designated as Residential Multi-Family land use that are also included in Business Districts. This includes text amendments to the Comprehensive Plan, primarily to eliminate the policies related to Business Districts. The proposal also includes changes to the Title IV (Zoning) Regulations- to amend allowed uses and development regulations in the CA zone to get rid of the distinction between areas inside or outside of business districts. Most significantly, the proposal would allow increased development at 60 dwelling units per net acre throughout the CA zone. Land use designation corrections will be made for RMF zoned parcels in the NE 4th and NE Sunset Boulevard corridors. The proposal also includes the following changes for uses in the CA zone: limitations on auto sales by



restricting the use to the designated Automall or to CA zoned areas in the Employment Area-Valley land use designation only and stand-alone residential development will be prohibited in favor of mixed use residential development. Changes proposed to the development regulations include: establishment of a 5,000 square foot minimum lot size, an increase in maximum height to 60 feet from 50 feet in residential-commercial mixed use buildings, additional requirements for site to site vehicle access, and changes to the parking standard for residential uses. If you have questions about this proposal, please contact project manager Kris Sorensen at 425-430-6593.

M-03 BENSON HILL COMMUNITIES: Proposed Map Amendment to change the Comprehensive Plan Land Use Designation for three parcels (.54 acres) in the Cascade area from a designation of Residential Single Family (with Residential Single Family Zoning) to Commercial Corridor (with Commercial Arterial Zoning). This corrects an error in the Comprehensive Plan Map made during the 2007 Comprehensive Plan Amendments (related to the Benson Hill Communities Annexation), which incorrectly designated existing commercial development to a residential designation. A vicinity map is located to the right. If you have questions about this proposal, please contact project manager Kris Sorensen at 425-430-6593.

M-04 PETROVITSKY-FAIRWOOD-RED MILL: The proposed map amendments associated with this application are applying the existing King County zoning, existing development, and City of Renton criteria to most accurately designate the area with City of Renton Comprehensive Plan designations. The existing designations include: Residential Low Density, Residential Single Family, Residential Medium Density, and Commercial Corridor. Proposed designations include: all of the existing designations and the Residential Multi-Family designation. The proposed designation involves changing Residential Single Family designation to Residential Multi-Family only where a current apartment community exists. The area is 5.52 square miles in size. This is a non-project action and there is no proposed use or project at this time. A vicinity map is located to the right. If you have questions about this proposal, please contact project manager Angie Mathias at 425-430-6576.

T-01 HOUSEKEEPING UPDATES: Proposed “housekeeping” amendments to correct formatting and scrivener’s errors and to update the Comprehensive Plan to be consistent with Council adopted plans, such as the Six-Year Transportation Improvement Plan (6 year TIP), and to update figures, maps, and/or service areas to reflect changes to City limits related to annexations. If you have questions about this proposal, please contact project manager Erika Conkling at 425-430-6578.

T-02 AMENDMENTS RELATED TO COMMUNITY PLANNING: Proposed changes to the Comprehensive Plan to include policies for Community Planning in the Introduction and Vision Element of the Comprehensive Plan. A new Community Planning Element will be added. Policies that are currently in the Land Use Element (residential, commercial, centers and employment area sections) will be reorganized by topic, and thus redistributed both within the Land Use Element and to other Comprehensive Plan Elements. If you have questions about this proposal, please contact project manager Erika Conkling at 425-430-6578.

